

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-404

Orleans

EAS.1312

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 160 Old Farm Lane

Historic Name: Hugo K. and Susanna Hagg House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1964-1971], possibly ca. 1920

Source: Deed research, 1971 USGS aerial survey

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete or concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

None on record

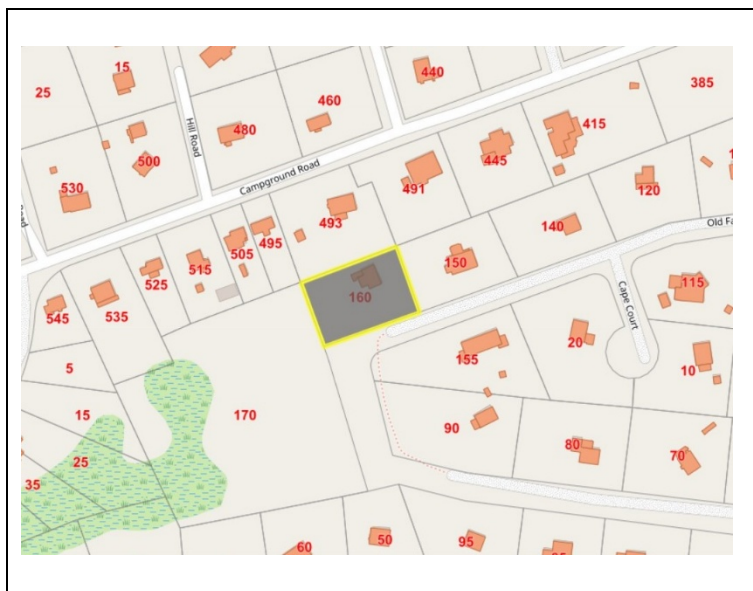
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.47 acres

Setting: This parcel is located within a small, mid-20th century subdivision south of Campground Road, halfway between the State Highway and Campground Beach. This house is set back from the street and the parcel is largely left open with minimal landscaping. A dirt driveway leads up to the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

160 OLD FARM LANE

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house has the appearance of an early-20th century Craftsman cottage. The form consists of a one-story main block with a side ell. The main block has a low, broad hipped roof with deeply-projecting eaves. The side ell also has a hipped roof. The roof extends forward in front of the main block forming what is now an enclosed porch. The building rests on a raised foundation (either concrete or concrete block). The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and a red brick chimney rises from the main roof ridge. Fenestration includes evenly-spaced wood, single-glazed, 6/6 double-hung sash set in flat surrounds. The front porch has shingled half-walls and mullioned 1/1 windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

As the street name suggests, the Old Farm Lane subdivision was used in part as farmland in the early-20th century. This acreage was located south of Campground Road and east of the cottage subdivisions that had begun in the early-20th century close to Campground Beach. The lineage of this parcel traces back to 1937 when Eleanora A. S. Engley sold a 21-acre parcel to the Wellfleet Savings Bank identified as Lot A on a 1923 plan (Figure 2).¹ It is unclear if this was a foreclosure deed. In 1940, the Wellfleet Savings Bank sold this Lot A to Elmer W. and Elixabeth P. Lloyd of Detroit, MI.² In 1960, Elmer Lloyd recorded a subdivision plan breaking this parcel into parcels A and B (Figure 3), and he sold Parcel A in 1961 to Richard H. and Elizabeth J. Parry and Harold and Ada G. Penney of Eastham.³

In 1961, the Penneys recorded a subdivision plan of Parcel A into Lots 9 to 22 (Figure 4).⁴ In 1964, the Penneys sold Lot 18 to Hugo K. and Susanna Hagg of Eastham.⁵ The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. In that first series and the next in 1952, there is no house in this location, nor is the road yet laid out. The house and subdivision appear in the next USGS aerial survey in 1971. This would most likely mean that the first purchasers of this Lot 18, the Hags, built the cottage sometime between 1964 and 1971. The house has an Assessor date of

¹ Barnstable County Registry of Deeds, Book 524/ Page 531, Plan Book 11/ Page 7.

² Book 568/ Page 122.

³ Book 1121/ Page 87, Plan Book 163/ Page 89.

⁴ Plan Book 163/ Page 95.

⁵ Book 1274/ Page 392.

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1920, and it has the form of a cottage that could have been built at that time (see Architectural Description above). If the 1920 construction date is accurate, that would mean it was moved from elsewhere to this location (perhaps from Campground Beach).

In 1976, the Haggs sold this property to James and Melodie Lyon of Norco, CA and Peter and Patricia Lyon of Bay Head, NJ.⁶ In 1981, they in turn sold it to Francis and Virginia Cronin of Quincy.⁷ The next year, the Cronins sold it to Henry and Erika Stuerken of Somers, NY.⁸ Katherine Hartley of Orleans owned it from 1998 to 2012, possibly as a rental property, and she sold it in 2012 to the current owners, Peter M. and Caron King of Newton.⁹

BIBLIOGRAPHY and/or REFERENCES

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Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

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www.ancestry.com - Vital records.

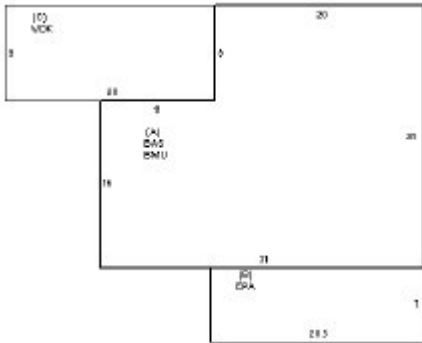


Figure 1. Assessor Sketch.

⁶ Book 2365/ Page 50.

⁷ Book 3098/ Page 31.

⁸ Book 3399/ Page 151.

⁹ Book 11763/ Page 328, Book 26399/ Page 118.

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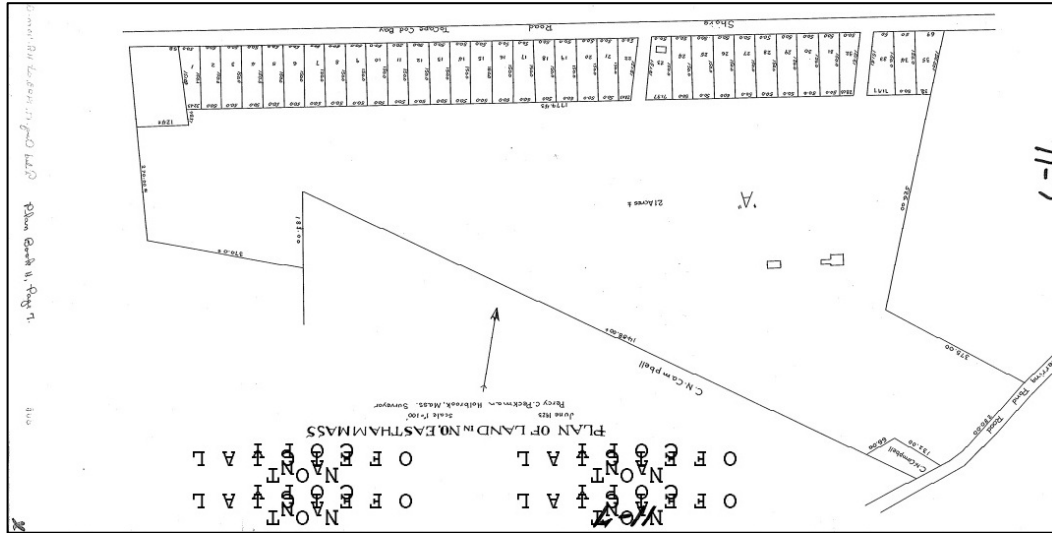


Figure 2. 1923 plan Parcel A, Plan Book 11/ Page 7 (reversed to correct ordinal direction).

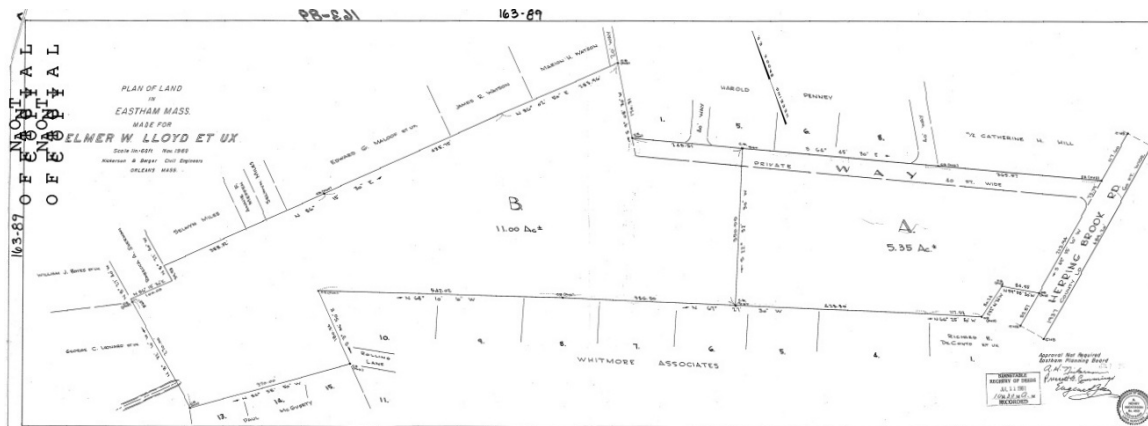


Figure 3. 1960 subdivision for Elmer W. Lloyd et ux, Plan Book 163/ Page 89.



Figure 4. Subdivision Plan of Parcel B for Harold Penney, Plan Book 163/ Page 95 (arrow to Lot 21 added).